

# Clarke County

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## PLANNING COMMISSION BRIEFING MEETING MINUTES TUESDAY, MARCH 3, 2015



A briefing meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, March 3, 2015.

### ATTENDANCE

George L. Ohrstrom, II, Chair; Anne Caldwell, Vice-Chair; Robina Bouffault; Randy Buckley; Scott Kreider; Doug Kruhm; Frank Lee; Gwendolyn Malone; and Jon Turkel

**Absent:** John Staelin and Cliff Nelson

**Staff Present:** Brandon Stidham, Planning Director; Alison Teetor, Natural Resources Planner; and Ryan Fincham, Senior Planner/Zoning Administrator

**Others Present:** Val VanMeter, Winchester Star; Lee Sheaffer; Shannon Warfield

### CALLED TO ORDER

Chair Ohrstrom called the meeting to order at 3:01 p.m.

Mr. Stidham presented the items for the March 3 regular meeting, noting corrections to be made to the minutes for the January 9 regular meeting and a draft resolution of appreciation for Jesse Russell. He also provided an overview of text amendment TA-15-01 that would amend the monopole regulations in the Zoning Ordinance. He stated that the latest draft incorporates changes requested by the members at the February briefing meeting along with concerns raised by Mr. Kruhm (shown in bold red text). Members did not have any additional concerns with the text amendment and Mr. Stidham indicated that the item would be on the regular meeting agenda to set public hearing for the April 3 meeting.

Ms. Teetor provided an overview and Power Point presentation on the draft Recreation Component Plan. She said that the Recreation Plan Subcommittee met nine times over the past several months to develop the Plan and recommends it for adoption. She also answered questions about the Plan from the Commission members including a suggestion that a large version of the recreation facilities map be printed for the public. Commission members did not have any additional concerns with the Component Plan and Mr. Stidham noted that the item would be on the regular meeting agenda to set public hearing for the April 3 meeting.

Mr. Stidham presented the recommendation from the Policy/CIP Committee on uses in the Business Park (BP) zoning district. Planning Staff assembled a detailed list of subcategories from the 1997 edition of the North American Industrial Classification System (NAICS) Manual that represent all of the possible uses included under the list of permitted and special uses currently in the Zoning

Ordinance. The Committee evaluated the list for potential uses that would require emissions permits from the Department of Environmental Quality or would produce other potentially harmful chemicals and recommended a list of subcategories to list as prohibited uses. Chair Ohrstrom asked whether the Committee members used a specific metric in evaluating the uses. Mr. Turkel replied that they did apply the filter of whether the uses would produce potentially harmful chemicals in selecting the list of subcategories for removal.


Mr. Stidham recommended that if the Commission wanted to develop a text amendment to remove these subcategories, the matter should be forwarded to the Town Planning Commission for their consideration and recommendations since any changes to the BP District in the County Zoning Ordinance should also be made to the Town Zoning Ordinance. Chair Ohrstrom also suggested that the Town Planning Commission be invited to review the list for other concerns such as heavy water use and sewer consumers. It was the consensus of the Commission members to send the matter to the Town Planning Commission and Town Planning Director Christy Dunkle for further consideration.

### **Other Business**


Mr. Stidham provided an update on the progress of the Brewery Regulations Subcommittee, noting that they are meeting to review a possible final draft text amendment on Friday after the regular meeting.

Mr. Stidham also noted that the Berryville Area Development Authority (BADA) will be holding a special workshop on Monday, March 30 at 2:00PM to evaluate senior housing issues and policies in conjunction with the Berryville Area Plan update. He provided the members with background information on a request from the Marlyn Development Corporation for a 120-unit multi-family housing complex for seniors that would exceed the allowable number of multi-family units in Sub Area 6A by 60 units set forth in the current Berryville Area Plan. He said that the BADA is considering whether to evaluate this request as part of their work to update the Plan or whether to consider a change to the current Plan in the short-term. Chair Ohrstrom and Mr. Lee – both BADA members – also commented on the request and the special workshop. Mr. Lee invited members of the Commission that may be interested to attend the workshop.

There being no further business to come before the Commission, the meeting was adjourned at 3:47 p.m.



George L. Ohrstrom, II, Chair



Brandon Stidham, Planning Director